

## **APPROVED**

### Planning Board Minutes March 3, 2016

Chair Carl Hanson called the meeting to order at 7:00 p.m. The meeting was held in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall located at 300 Route 10 South in Grantham, NH.

Present: Chair Carl Hanson; Mary Hutchins; Peter Guillette; Selectmen's Representative Warren Kimball; Thain Allan, Clerk Nikki Arsenault.

Absent: Vice Chair Charlie McCarthy.

Public Attendance: Barry Schuster; Cassidy Neal; Gene Barton; Aleene Hastings; Brenda Buck; Connie Howard; Linda Bohrer; Gary Bohrer

Chair Hanson noted at the commencement of the meeting that the conceptual business proposed by Connie Howard will be addressed first during the meeting due to the fact that this proposed business will be brief.

#### **Approval of Minutes**

Chair Hanson asked the Board members if there were any corrections to the February 4, 2016 minutes. Allan noted that page 6 of the minutes should be updated to reflect that he did not call the logging company. Allan's acquaintance was a buyer and seller of logs, not a hauler. The notes should also reflect that this did not seem to adversely affect his business. Strike the last sentence "Allan continued..." from the record.

There being no more changes to the February 4, 2016 minutes, a motion was made by P. Guillette and seconded by M. Hutchins to approve the minutes as amended.

***Unanimously Approved***

#### **Conceptual**

Howard noted that she owns five tax lots on Route 10 – three of which are on the east side and two of which are on the west side of the current Route 10. The lots on the east side includes the house and all the buildings. All of the land on one side is in a conservation easement and this portion of the land will not be sold.

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Howard proposed that she would like to sell the property as it is currently laid out in the tax records. Hanson noted that he did not believe that the property would have to be subdivided in order to be sold. Guillette added that he agreed with this and that Howard will be able to sell each lot separately and if a subdivision was needed later on, Howard could certainly apply to do so. The Board confirmed that each tax lot can be sold on its own.

### **New Business**

None

### **Old Business**

Continuance from original Site Plan application:

Supplemental Support Statement

George H. Evarts & Co., Inc. and Stocker Brook Realty, LLC – Saw Mill

Tax Map 236 Lot 010 / 631 Route 114 Grantham, NH

Chair Hanson noted that it was announced at last month's meeting that input from the public and the application has been closed and that the Board would have to make a decision based on all the submitted documents and public testimony what, if any, terms or clarifications will be added to the site plan approval.

Hutchins noted that she went back through the subdivision and zoning regulations and quoted from the 2012 decision that "to help minimize future misunderstandings, it may be helpful for the Planning Board to reiterate in more particular detail the activities permitted on the Saw Mill property." Hutchins added that she was inclined to agree with this statement.

Hanson agreed and noted that it will be important to set forth clear definitions of what is allowed and what is not allowed on the property in question.

Schuster noted at this point that he would like to submit two updated letters from the New Hampshire Timber Owners Association for the record regarding the customary delivery of timbers. He noted the difference between hours of operation and hours of delivery. These letters serve to support previous statements made by Mr. Rumrill. It was asked by Abutter L. Bohrer if this particular addition would be considered input. Chair Hanson noted that the

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letters can be considered but may not necessarily add anything to the case, nor will they impact the decision.

Guillette noted that he has reviewed the Town of Grantham Site Plan Review Regulations, more specifically Article VI, section H of the Site Plan Review Regulations and he believes that the Board expected operation at the saw mill to cease at 6:00 pm. The company appears to be following the rules with the exception of the noise that is present after these hours. The problem, therefore, comes down to the issue of noise. According to the site plan review regulations, noise should not continue after 6:00 pm. Guillette continued that the property owners need to be protected (perhaps a second barrier) against noise and glare as was outlined in the last site plan review. Hutchins noted her agreement with this statement.

Representative Kimball noted that he believed that the operating hours of 6:00am-6:00pm would include “traffic in and out of the facility.” He was led to believe from statements at the last meeting that all operations would cease at this time.

Chair Hanson noted that he has drafted two paragraphs to define “All Operations” and “Other activities on the premises,” as outlined below:

### **A. All Operations**

*The operations of the business shall occur only during the following hours: Monday through Friday between the hours of 6:00am to 6:00pm and also on Saturdays from 7:00am to 12:00 noon. These business operations include the running of the sawmill and other machinery, delivery of logs, sorting, scaling and moving logs and inventory, and all other activities related to the business, except for the activities set forth in Paragraph B.*

### **B. Other activities on the premises:**

*The following activities may occur outside the business operations set forth in Paragraph A:*

- 1. Activities that do not create noise or significant traffic, such as office work, planning, and owner inspections;*
- 2. Snow plowing as may be required and necessary;*
- 3. Moving woodchips on site for heating system on site.*

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It was noted that the issue of woodchip delivery would still need to be added to this language. Shuster noted that the Saw Mill building is heated with woodchips and the woodchip deliveries would be needed for their own facility in Grantham to heat the building during winter months. Allan commented that it would be important to clarify the language in order to note the difference between internal and external delivery of woodchips. Chair Hanson added a third statement (see above) to the existing two “other activities” regarding the moving of woodchips to address this particular issue.

Allan noted that he did not understand why the property itself is not locked in some way. How do we ask the Town to control and manage the parameters here? Hutchins agreed and noted that it would be good to have a lock or cable across the property to help keep activity off the premises during hours of non-operation. Allan continued that there will be exceptions that need to be made but it would be reasonable to expect that a business representative be on site to observe when these instances occur. G. Bohrer added that the idea is that they should not be there after operating hours.

Chair Hanson entertained a motion to adopt the updated language to the site plan with the added conditions (noted above) on page 4, paragraph A “*All Operations*” and paragraph B “*Other activities on the premises.*” Motion by Guillette and seconded by Hutchins to approve.

### ***Unanimously Approved***

L. Bohrer proposed the question of what should be done if these rules are not followed. Chair Hanson noted that the Planning Board is not responsible for enforcement and that if there are issues they would need to be reported to the Selectmen’s office. L. Bohrer asked how they would recoup their property value based on the extended hours and increased traffic. Hanson replied that this decision is a balancing act set forth in order to help both property owners retain their property values as best as possible.

### **Other Notes:**

There will be a Town meeting next week. The Board will be electing officers at the next Planning Board meeting. Vice Chair Charlie McCarthy will continue to serve on the Planning Board but will not continue on as Vice Chair.

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### ADJOURNMENT

Chair Hanson asked for a motion to adjourn the meeting. Motion by Hutchins and seconded by Guillette to adjourn the meeting at 7:40 pm.

***Unanimously Approved***

The deadline for the next Planning Board meeting is March 10, 2016.

The next Planning Board meeting will take place on April 7, 2016 in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall at 7:00 p.m.

Respectfully Submitted,



Nikki Arsenault  
Planning Board Clerk